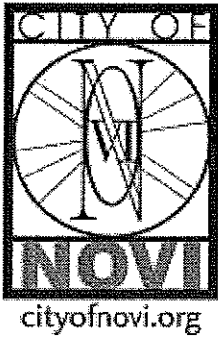


MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: POTENTIAL OFFICE AND INDUSTRIAL USE CHANGES
DATE: AUGUST 24, 2009

The Master Plan & Zoning Committee previously expressed an interest in refining the Office and Industrial use designations in the Master Plan to reflect a bigger basket of potential uses and possibly break the Office use designation into several office use designations.

Attached is a set of potential land use description map changes for the Office use areas of the Master Plan and Future Land use Map for discussion purposes. The potential map changes also include a recommendation to include two new areas in one of the office use designations. The areas include the Eldridge property north of Twelve Mile Road and east of Oakland Hills Memorial Gardens that is subject to a consent judgment that permits office (OS-1) uses and the portion of Novi Corporate Campus located north of Twelve Mile road and east of West Park Drive that is in the OST district

The potential land use description changes breaks the Office use category into three new use categories, Community Office, Office Commercial and Office, Research, Development and Technology reflecting the uses associated with the City's OS-1, OSC and OST zoning districts. Providing new titles and expanded use descriptions especially for the Office, Research, Development and Technology use area provides a stronger vision than the current Office use description and it may make these use areas sound more attractive to investors and at the same time clarify the nature and location of Community Office and Office Commercial use areas. The attached map suggests areas for these expanded categories.

In order to provide a stronger vision for Light Industrial use areas a potential use area title and use description changes are also included.

For discussion purposes, the attached map also includes potential Office, Research, Development and Technology Retail Overlay use areas (outlined in red) and Residential Overlay use areas (outlined in green) outside of the Grand River and Beck Study Area. The residential overlay area near Meadowbrook Road includes an area that Councilman Mutch asked to be reviewed for potential higher density development and mixed uses. Zoning Ordinance text changes to permit restaurants in the OST District, specifically in Haggerty Corridor Corporate Park, has been a matter for discussion by the Planning Commission's Implementation Committee.

Current Master Plan Future Land Use Designations

Office

This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City.

Light Industrial

This land is designated for office, research and development, light industrial and warehousing uses.

Possible Future Land Use Changes

Remove

Office and Light Industrial

add

Community Office

This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or outdoor recreation.

Office Commercial

This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail. The area may also include facilities for human care, transient residential and indoor or outdoor recreation.

Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include office, research and development support services and human care, transient residential and indoor or outdoor recreation facilities.

Industrial Research, Development and Technology

This land is designated for a variety of office, research and development, light industrial, warehousing and higher education uses. These uses may range from a single use site to a large mixed use complex. The area may also include office, research, development and manufacturing support services and human care and indoor or outdoor recreation facilities